CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Missoula, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. 8934 entitled: "**Resolution of Intention to Amend the North Reserve-Scott Street Urban Renewal Plan for the North Reserve-Scott Street Urban Renewal District to Include Additional Property in the District; and Calling for a Public Hearing Thereon**" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City on March 30, 2026, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Council members voted in favor thereof: Stacie Anderson, Mirtha Becerra, Bob Campbell, Betsy Craske, Gwen Jones, Kristen Jordan, Sean McCoy, Eric Melson, Mike Nugent, Justin Ponton, and Jennifer Savage; voted against the same: none; abstained from voting thereon: none; or were absent: Amber Sherrill.

WITNESS my hand and seal officially this 30th day of March, 2026.

(SEAL)

City Clerk

RESOLUTION NO. 8934

Resolution of Intention to Amend the North Reserve-Scott Street Urban Renewal Plan for the North Reserve-Scott Street Urban Renewal District to Include Additional Property in the District; and Calling for a Public Hearing Thereon.

BE IT RESOLVED by the City Council (the "Council") of the City of Missoula, Montana (the "City"), as follows:

Section 1. Recitals and Authorizations.

Whereas, on October 28, 2013, the Council directed the Missoula Redevelopment Agency ("MRA") to conduct a study to determine the existence of blight within the North Reserve - Scott Street urban area generally focusing on the area bounded on the north by Interstate 90, on the south by the south side of the Montana Rail Link railroad tracks and yard, on the west by North Reserve Street, and on the east by Scott Street (the "Study Area").

Whereas, the MRA conducted a study and prepared a Statement of Blight dated March 2014 to document the existence of blight in the Study Area and, in its opinion, found that blight (as defined in Section 7-15-4206(2), Montana Code Annotated) exists in the Study Area.

Whereas, the Council, pursuant to Resolution No. 7865 adopted on April 7, 2014, confirmed the findings of the MRA and declared that blight exists within the Study Area under the definition contained in Section 7-15-4206(2), Montana Code Annotated, and that the rehabilitation and redevelopment of the Study Area in accordance with Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act") is necessary, desirable and in the interest of the public health, safety and welfare of the residents of the City.

Whereas, the Council, pursuant to Ordinance No. 3534 (the "Ordinance") adopted on August 24, 2014, created the North Reserve - Scott Street Urban Renewal District (the "District"), and adopted an urban renewal plan for the District (the "Plan"). The Plan, as adopted, contains a tax increment financing provision all as set forth in the Ordinance in accordance with Act. The District, as originally created, encompassed some but not all of the Study Area, in part because some of the property included in the Study Area had not yet been annexed into the City.

Whereas, the Act authorizes a municipality to amend an urban renewal plan by ordinance pursuant to the procedures set forth in Sections 7-15-4212 through 7-15-4219 of the Act, and Chapter 5 of the Plan states that, "The City Council may modify and amend the Plan, including modifications and amendments to designate and approval certain urban renewal projects, by enacting an ordinance providing for and setting forth the modification and amendment." Chapter 1 of the Plan supports the inclusion of newly annexed properties within the Study Area into the District.

Whereas, on July 20, 2015 and May 23, 2022, by Ordinance Nos. 3550 and 3698, the City Council modified the boundaries of the District to include certain property within the Study Area that had been annexed into the City.

Whereas, Roseburg Forest Products Company ("Roseburg") and Story House Montana LLC ("Story House") own certain property within the Study Area, accessed via 3300 Raser Drive, Missoula, Montana 59808, the legal description of which is set forth on Exhibit A hereto (the "Property"). A map showing the boundaries of the District and the Property is attached as Exhibit B hereto. In May 2024, Roseburg shut down operations and closed its manufacturing facilities on the Property, and in early 2025 Story House purchased from Roseburg a 47-acre parcel within the Property. Annexation proceedings for the full 235-acre property began in 2024, then were paused as the ramifications of state legislative activity were assessed. Now, the annexation proceedings have resumed in a two-phase process, with the first phase of annexation including the Property. Both Story House and Roseburg have submitted letters in support of expanding the District to include the Property, following annexation. This Council voted in favor of a motion to approve the annexation on January 7, 2026, with final confirmation taking place on January 12, 2026.

Whereas, the Missoula Redevelopment Agency ("MRA") found that the Property is contiguous with the boundaries of the District and the redevelopment of the Property is consistent with the Plan. The MRA recommends that the Plan be amended in order to modify the District boundaries to include the Property.

Section 2. Determination of Blight. The Property is within the Study Area, and there has not been a significant change in the condition or characteristics of the Property since the Council adopted Resolution No. 7865.

Section 3. Public Hearing. A public hearing is hereby called and shall be held on April 20, 2026 at 6:00 p.m. in the Council Chambers, on the determination of blight with respect to the Property and the proposed amendment of the Plan to modify the boundaries of the District to include the Property.

Section 4. Notice. Notice of the public hearing shall be published in the *Missoulian* on April 11, 2026 and April 18, 2026, in substantially the form attached as Exhibit C hereto (which is incorporated by reference and made a part hereof).

Section 5. Reading of Ordinance. The first reading of the Ordinance, substantially in the form attached as Exhibit C hereto (the "Ordinance"), shall occur at the public hearing called for herein. The second reading of the Ordinance shall occur at the Commission's regular meeting on April 20, 2026 and it is the Commission's intention that the Ordinance will be voted upon at such meeting.

PASSED AND APPROVED by the City Council of the City of Missoula, Montana, this 30th day of March, 2026.

Attest:

Claire Trimble, City Clerk

Approved:

Andrea Davis, Mayor

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION OF ROSEBURG PROPERTY

Tracts 1 and 13 of COS 6982, Tract 8A of COS 6995, and Tracts 2B and 4B of COS 7035, all located in Section 8, Township 13 North, Range 19 West, P.M.M, Missoula County, Montana.

PROPERTY ADDRESS: accessed via 3300 Raser Drive Missoula, Montana, 59804

EXHIBIT B

MAP

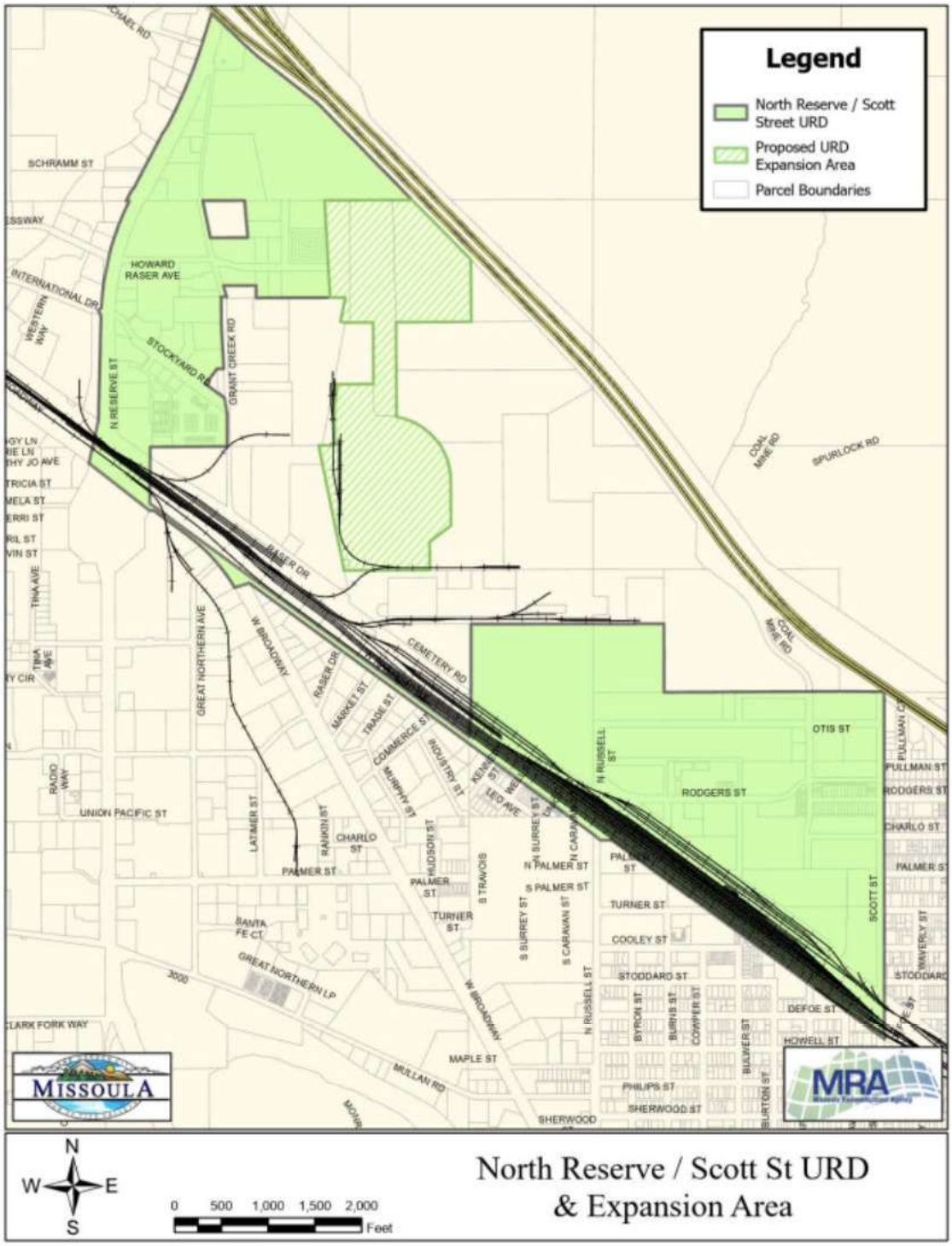

EXHIBIT C

NOTICE OF PUBLIC HEARING ON AMENDING THE NORTH RESERVE-SCOTT STREET URBAN RENEWAL PLAN FOR THE NORTH RESERVE-SCOTT STREET URBAN RENEWAL DISTRICT TO INCLUDE ADDITIONAL PROPERTY IN THE DISTRICT

NOTICE IS HEREBY GIVEN that the City Council (the "Council") of the City of Missoula, Montana (the "City"), will hold a public hearing on April 20, 2026, at 6:00 p.m., at the Council Chambers, 140 West Pine, Missoula, Montana, regarding the modification of the City's North Reserve – Scott Street Urban Renewal Plan (the "Plan") in order to include property accessed via 3300 Raser Drive, Missoula, Montana 59808 (the "Property") within the boundaries of the North Reserve-Scott Street Urban Renewal District (the "District"). Eligible projects will be paid for with tax increment revenue from the District to promote economic development, safety, cohesive urban design, and other Urban Renewal Plan goals.

A copy of the proposed ordinance and a map of the Property and the District are on file with the City of Missoula's City Clerk, at 435 Ryman Street, Missoula, Montana.

Citizens are invited to join and participate in the meeting in person or virtually. The agenda that includes this hearing will be posted the Friday before the public hearing on our website at www.ci.missoula.mt.us/webcasts. Citizens are invited to join and participate in the meeting in person or virtually. The agenda that includes this hearing will be posted the Friday before the public hearing on our website at www.ci.missoula.mt.us/webcasts. The information to join the meeting virtually using a phone or computer is located on the top of the agenda.

Citizens are invited to submit public comment:
Mail: City Clerk, 435 Ryman, Missoula, MT 59802
E-mail: https://www.ci.missoula.mt.us/FormCenter/City-Council-9/Contact-City-Council-330
Voicemail: 406-552-6012
Online using the feature on the agenda once it is published:
www.ci.missoula.mt.us/webcasts

Claire Trimble
City Clerk
Dated: March 30, 2026.

Publication Dates: April 4, 2026
April 11, 2026
Mailing Date: April 9, 2026

RES 8934 - Resolution of Intention to Amend the North Reserve-Scott Street Urban Renewal Plan

Final Audit Report 2026-04-03

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